THIS INSTRUMENT PREPARED BY: **Red Shoe Title, Inc.** **625 S. Church St., Suite B** **Murfreesboro, TN 37130** **Ph.: 615-796-5478** **Fax: 615-821-0717** Karen Johnson Davidson County Batch# 1279987 DEEDWARR 05/30/2025 02:26:30 PM 3 pgs Fees: $18.00 Taxes: $871.35 20250530-0042762	**STATE OF TENNESSEE)** **COUNTY OF RUTHERFORD) ss** The actual consideration for this transfer is $235,500.00 Affiant Subscribed and sworn to before me on this 29th day of May, 2025. Notary Public My Commission Expires: 06/17/28

JORDAN SELLERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS OF NEW OWNERS:
Ryan Hunter Haas
429 Hickory Glade Drive
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP PARCEL NO.
162 01 0A 021.00

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Kimberly Dawn Joyce, Trustee of The Kimberly Dawn Joyce Revocable Living Trust, dated January 24, 2025**, (hereinafter "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Ryan Hunter Haas, unmarried man** (hereinafter "Grantee") his heirs and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

Located in Davidson County, Tennessee and described as follows, to-wit: Being Unit No. 21 on the site plan of Phase 1, Hickory Glade, of record in Book 6250, Page 889, which amends Book 6250, Page 888, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed to Kimberly Dawn Joyce, Trustee of The Kimberly Dawn Joyce Revocable Living Trust, date January 24, 2025 by Quit Claim Deed from Kimberly Joyce aka Kimberly Dawn Joyce, dated 1/24/2025, recorded 2/6/2025, Instrument No. 20250206-0009169, in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property having an address of 429 Hickory Glade Drive, Antioch, TN 37013

The 2025 Davidson County property taxes have been prorated and assumed by the Grantees.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their assigns, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 29th day of May, 2025.

The Kimberly Dawn Joyce Revocable Living Trust, dated January 24, 2025

By: Kimberly Dawn Joyce, Trustee
Kimberly Dawn Joyce, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kimberly Dawn Joyce, trustee of The Kimberly Dawn Joyce Revocable Trust dated January 24, 2025, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 29th day of May, 2025.

NOTARY PUBLIC

My Commission Expires: 06/17/28

JORDAN SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Christina M. Fojas, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 29, 2025.

Date

Christina M. Fojas

Affiant Signature

5/29/25

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 29th day of May, 2025.

Jordan Sellers

Notary's Signature

My Commission Expires: 06/17/28

Notary's Seal

JORDAN SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY